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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: FIRST COLUMBIA SITE PLAN
(424 AVENUE OF THE AMERICAS)
PROJECT LOCATION: NEW YORK INTERNATIONAL PLAZA – STEWART AIRPORT
SECTION 3 – BLOCK 1 – LOT 50.32 (Portion of)
PROJECT NUMBER: 07-201
DATE: 14 FEBRUARY 2007
DESCRIPTION: THE APPLICATION PROPOSES A 3 ½ STORY, 60,000 S.F.
PROFESSIONAL OFFICE BUILDING ON THE 6.7 + ACRE SITE.
THE PLAN WAS REVIEWED ON A CONCEPT BASIS.

1. The project is located in the AP-1 zoning district of the Town. The “required” bulk information shown on the bulk table (sheet SP-3) is correct for the zone and use. The site appears to easily comply with the bulk requirements.

There are some inconsistencies, which must be resolved as the first step for review of the project. Note the following:

- Use on the plan notes “professional office” vs. “professional and medical office” in the Short EAF, vs. “general and medical office” on the application. All three as distinct uses in the bulk table. I recommend the applicant maximize flexibility in use and list all three.
- The application and plan note 60,000 s.f. area, with the parking calculation indicating 65,000 s.f.. We are proceeding with our review based on the 60,000 s.f.

2. We have reviewed the plans in concept and have the following initial comments:

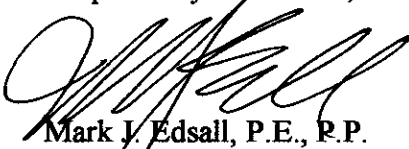
- The parking calculation should be corrected for the proper building size. As well, the actual number of parking spaces shown on the plan is 298 total. Based on the 60,000 s.f. building size, 300 are required. Number of required handicapped spaces will need to be verified.

REGIONAL OFFICES

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- Sheet SP-3 should include the metes and bounds for the site property, with an appropriate reference note the subdivision plat.
 - The dumpster location would appear to jeopardize adjoining cars, since it is not isolated from parking spaces, nor provided with appropriate barriers. Consider relocation.
 - The applicant may wish to reconsider the arrangement of the northerly side handicapped parking spaces, such that all of the signs can be placed out of the concrete walk area.
 - I recommend that all sidewalks have a width of at least 6 ft., since vehicle overhang will “waste” at least 2 ft. of the sidewalk.
 - I recommend that the Board require installation of a masonry type dumpster enclosure, with exterior finish (or coating) to match the proposed building, for a most aesthetic and durable installation.
 - The Town sewer department has determined that lateral connections cannot be connected to sanitary manholes. Modify connection to utilized appropriate connection saddle.
 - Normally, I recommend against lighting poles “free-standing” within paved parking areas. I suggest the applicant attempt a different layout to avoid this conflict for vehicle movement and snow removal.
 - The application involves non-single family development with disturbance greater than one acre and, as such, the application is subject to the State and Town regulations as they pertain to Stormwater Pollution Prevention Plans (SWPPPs). A full submittal is required.
3. The Planning Board has already completed a SEQRA review for the overall New York International Plaza development. We will need to confirm “consistency” of this application with the previous review and findings. Once this is done, no further SEQRA action is required.
 4. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 300-86 (C) of the Town Zoning Local Law.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board